

**DRAFT**

**Village/Town of New Glarus  
ETZ Ordinance-Art XVI Proposed DRAFT-dtd. 6/13/06  
Partial Review @ July 13, 2006 Joint ETZ Committee meeting**

**Items considered & action taken**

Item #	Item Considered	Agreed Action	Remarks
1	The 1.5-mile area for Plat Review by Village should be reduced. The possibility for Village expansion into this area is remote. Therefore Village Board should accept review by the Town as being competent to adequately regulate developments. With the advent of the Joint ETZ, given that the group includes elected Town members and Village LPC members, and given that group is likely to be the reviewing authority, additional regulatory review by Village Land Planning Commission is redundant, inefficient and un-necessary.	Village LPC & Vil. Board to consider.	Will require more discussion.
2	Pg. 2, 305-109. A. (4) & (5). Delete	Approved	Keep definition of Intensive Ag.
3	Pg. 2-305-110. B. (2). Eliminate "Light Agriculture."	Combine definition of "Light" & "General" Agriculture.	
4	Pg. 3 C. Eliminate (4), (5), (6), (8), (9), (12), (15). Move (3) Cluster Development into Permitted Uses. Move B.(8), (9), & (13) into Conditional Uses.	Approved	
5	Need discussion on why "Conditional Uses" are required.	No Action	
6	Pg. 4. 305-110,D, (4). Max. Residential Building Height to 35 feet. (8) Eliminate Min. Lot Width. This is	Approved  Needs further discussion.	Requires Public Input  K. Talarczyk to research



	“or owned by a partnership or corporation in which the individual has controlling ownership.”		Consider- "controlling interest."
14	Pg. 20, 305-121, E. (2) (d). Delete Maximum lot size (e), Change effective (20) years to read, “effective until 2025 or per Township Code Chapter 15.”	Approved. Approved.	
15	The retention of rural character, not allowing building on C1 I & II type soils while allowing other non rural developments, (such as R.V. courses), and the concept of forcing commercial development towards the Village need further review.	No Action	Needs Review
16	Pg. 21. 305-121. F. (2) should be revised to read, “ In the absence of a clearly defined sales contract or recorded deed that defines the intent, the assumption shall be that one building site is transferred with each 35 acres sold. If less than 35 acres are sold the assumption shall be that 1 building site was transferred with each lot created, provided that the provisions of 305-121-A. B. C. D. & E. allow it. Each split reduces the Gross Site Area by 35 acres regardless of the lot size split off and impacts the calculations for determining the remaining required open area.	Approved.	
17	Pg. 4. 305-110 D 10. Review 750 S.F. Min. building size.	No action	

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<b>Item Considered</b>	<b>Agreed Action</b>	<b>Remarks</b>
Pg12. 305-117 B. (1). Delete," single & two family residential dwellings and"		The 2 acre Min. lot size resu in 2 acres being identified as building site and the balance of the areage becomes open space.
Pg. 20. 305-121, Delete, "the maximum lot size shall be 5 acres unless, in the determination of....."		
Pg. 21.305-121 (F), add "ETZ and Zoning Administrator will use...."		
Pg. 22. 305-121(G) (1) change "parcel" to "gross site area." (2) change "utility" to"utility buildings or substations." (3) change first sentence to, "The Town of New Glarus shall maintain parcel records as of October 13, 1997 and shall make them available to the Zoning Administrator." (5) Clarify last sentence.		
Pg. 23. 305-122, B (5) Needs discussion. (7)a, Include "ALL" highways. Discuss, "will face away" (7) (b), add, "and avoid ridge tops." (9) change "adopted," to "existing." (10 ) change, "work with," to " follow recommendation of"		
Pg. 25. 305-122, (F) (2)& (3), Need clarification.		

Pg. 26. 305-123 B(2) add, " and shall be subject to stst.62.23(7a)		
Pg. 28 J. add "subject to review and approval of Joint Committee."		
Pg. 305-132 A define the applicable ordinances.		
Pg. 46. Definition of Parcel. See pg.18-defination of Gross Site Area. Delete, "and not sepreated by streets....."		